

OFFICIAL MINUTES OF THE MEETING  
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

April 27, 2020  
5:00 p.m.

*Electronic-Remote Format*  
*City Hall Closed to Public*

*Staff presented that the remote electronic format meeting was being completed through the ZOOM hosting site due the impacts of COVID-19 and the Governor's Order to permit the remote electronic meeting format. The intention of the remote electronic format is to protect the health and safety of the Planning Commissioners and Citizens of Goodlettsville while meeting the City's intention to continue the business of the City. The meeting date was rescheduled from the regular meeting date of April 6<sup>th</sup>.*

**Present:** Chairman Tony Espinosa, David Lynn, Scott Trew, Mayor Jeff Duncan, Jerry Garrett, Jim Hitt, Grady McNeal, Judy Wheeler, Vice-Mayor Rusty Tinnin, Bob Whitaker, and Jeff Parnell *Roll Call Vote-completed and Planning Commissioners stated that no one was in attendance with them at their remote meeting location.*

**Absent:**

**Also Present:** Addam McCormick, Russell Freeman, Mary Laine Hucks, Tim Ellis, Mike Bauer, Greg Edrington

Chairman Espinosa called the meeting to order and Scott Trew offered prayer

*Staff discussed the revised meeting format and the revised meeting agenda. Staff discussed that the By-Laws will need to be suspended to allow the remote electronic meeting format and staff requested change to include the Public Forum prior to the agenda items to report on items received on agenda items prior to meeting.*

Hitt made a motion to approve the agenda, Lynn seconded the motion. The motion passed unanimously 11-0. *Roll call vote completed*

Trew made a motion to approve the minutes of the March 2, 2020 meeting, Whitaker seconded the motion. Motion approved unanimously 11-0. *Roll call vote completed*

*Garrett made the motion to suspend the Planning Commission's By-Laws to permit the remote meeting format and prior submitted public forum comments to be reviewed before the regular agenda items, Wheeler seconded the motion. The motion passed unanimously. Roll call vote completed*

**Public Forum on Planning Related Topics**

*Staff presented the followings emails received about agenda items and referenced in the staff report:*

- 1. March 27, 2020- Email questioning the Avalon Project on Robert Cartwright Drive/Dickerson Road- concerned with a gas station since there are gas stations both north and south of the project area on Dickerson Road and that this use should not be part of Commercial Planned Unit Development. Staff discussed response including that the Planning Commission and City Commission had previously amended the Dry Creek*

*Farms Master Plan to permit the use and that the Planning Commission's review at this state was regarding site design. Staff stated no follow up comments received.*

2. *April 17, 2020- Email questioning if the Planning Commission should operate with the electronic/remote format under an emergency declaration/order with the electronic remote format meeting or wait until the in-person meeting would be available – what was need to continue meeting at this time and what was the emergency needed to operate the remote meeting. Staff discussed a follow up to this comment was received earlier today questioning the public hearing item on the agenda being rescheduled but rezoning request still being on the agenda and why is this format being used and should it be used.*

## **AGENDA ITEMS**

**ITEM#1**      **Zoning Map Amendment-Tom Cox, Property Owner:** Requests recommendation to the City Commission to change the zoning classification of three (3) properties totaling 19.12 acres on Dickerson Road from A, Agricultural to HDRPUD, High Density Residential Planned Unit Development. Properties referenced as Davidson County Tax Map/Parcels# 02500006000, 0250021900, and 0250021800. *(Subject to Comprehensive Plan Public Hearing Review and Approval. The public hearing is currently rescheduled to the May Planning Commission Meeting)*

**Item Representative:** Jeff Parnell. Mr. Cox representative- and that he would not be voting on the request

**Staff Discussion:**

- Rezoning request to a residential planned unit development – High Density Residential Planned Unit Development (staff in meeting incorrectly referenced as Neighborhood Center Planned Unit Development)
- Comprehensive Plan agenda item moved to May 21<sup>st</sup> revised Planning Commission meeting date
- Rezoning review recommendation to City Commission subject to Planning Commission review and approval of Comprehensive Plan – property area defined as low density residential
- Request is for master plans to follow rezoning due to different potential development designs - process typically with a preliminary master plan but City has approved planned unit development zonings both ways including recently on Allen Road with master plans coming after rezoning
- The request is based on possible different developers and different master plans design possible so wanted to wait until the design would be more certain for the master plan submission
- Rezoning request includes site design provisions to be included with property zoning ordinance including fifty (50') feet conservation along a portion of the north property boundary, attached dwelling maximum at seven (7) units an acre, clustered unit design to include open space, attached dwellings one story with section of 1.5 to two (2) stories story units also, design to meet City's Design Guidelines regarding buildings and site

-Zoning would provide a transition between commercial and apartment project to the south and single family houses and properties to the north and project is on Dickerson Road (main route)

### **Planning Commission Discussion:**

- Jeff Parnell represented the project and abstained from voting on the item
- Parnell discussed the current agricultural zoning of the property in the middle of city is limiting especially on main roadway
- Parnell discussed project proposal including attached one to one-half and some two story units, for-sale project geared toward senior housing but not limited to senior housing at this time, use would be a transition use between adjacent land uses.
- Parnell requested clarification from staff if the zoning would be high density residential planned unit development
- Staff confirmed yes
- Parnell- discussed conservation easement along the north property boundary
- Parnell- discussed zoning would be able to market the property to developers agricultural zoning would be limited
- Trew asked about what assurances would city be given with zoning without master plan
- Staff discussed the items discussed and included in the meeting packet would be included in the property zoning ordinance and meeting provisions of the City's Design Guidelines including minimum fifty (50%) percent brick and stone and any requirements determined by the Planning Commission with the motion
- Duncan discussed the planned unit development process
- Staff confirmed the zoning being a planned unit development
- Wheeler discussed concern with traffic in area since Dickerson Road is heavily traveled
- Staff discussed a traffic study would be required due to the scale of the project
- Espinosa discussed agreeing with comments- turning left at Cima Drive would need to review sight distance and safety would be key
- Espinosa requested a zoom participant to mute if not a planning commissioners
- Lynn discussed access on Dickerson and possible traffic signal
- Staff discussed that could be reviewed with traffic study regarding a possible alignment at Cima Drive but project itself might not warrant a signal with possible delays but could be reviewed with study
- McNeal discussed a question about a property line and agreement regarding a buffer along the north property line and that Mr. Driver recently passed away
- Staff discussed the easement was referenced in the written project description
- Parnell discussed the easement and survey to identify the easement is in process and explained land purchase agreement and easement should be recorded very soon
- Espinosa discussed possible citizen concern with hearing without public hearing at Comprehensive Plan and possible deferral
- Staff discussed that citizens could be concerned with the format
- Staff discussed the review is up to the Planning Commission and City Commission formal vote process and the Planning Commission request could be deferred and intention is to keep requests going
- Espinosa asked about any motion to approve, defer, or deny
- Lynn requested clarification of the request

- Espinosa discussed the agenda item
- Trew asked about public hearing process and that City Commission will have a public hearing- and that citizens will have an opportunity for comment before any rezoning
- Staff discussed a public hearing for the Planning Commission's comprehensive plan amendment review to change the land use plan property designation to include the requested high density residential property zoning and City Commission would also have to complete a public hearing before any second reading

#### **Motion:**

Lynn made the motion to approve the request, seconded by Whitaker. Staff and Espinosa discussed stipulation will be that approval subject to Planning Commission review and approval of a comprehensive plan amendment currently scheduled for the May 21<sup>st</sup> revised meeting date. Espinosa confirmed the stipulation to the agenda with both Lynn and Whitaker and they agreed with the stipulation. The motion passed 9-1 with Espinosa voting no and Parnell abstaining. ***Roll call vote completed***

**ITEM# 2                      Zoning Map Amendment- Ronald Ledbetter, Property Owner:**  
**Requests recommendation to the City Commission to change the zoning classification from R-25, Low Density Residential to R-15, Medium Density Residential for the 0.88-acre property at 324 Draper Circle. Property referenced as Davidson County Tax Map/Parcel# 03304006800.**

**Item Representative:** Ron Ledbetter, Property Owner

#### **Staff Discussion:**

- Applicant recently purchased the property
- Applicant discussed remodeling the building for a duplex and was set up as a duplex
- No City building permit or Davidson County tax Assessment data show it was an approved duplex
- Non-conforming protections apply to something in place prior to any annexation, zoning map, and zoning ordinance amendment- no records available showing prior approval or set up as a duplex
- Zoning Ordinance definition of a dwelling unit- has to have all components including kitchen, bathroom, bedroom, living space. If the area does not have full components, then would just be one dwelling unit
- Staff example of many homes with bedrooms, living space, and bathrooms in basements and other levels
- Ledbetter discussed the proposal and that he grew up in and recently returned to the city
- Ledbetter discussed his intention to live in basement and rent out upstairs area and that he would be on the property not a typical rental property with owner off-site
- Ledbetter discussed there are seven (7) duplexes within a mile radius of the property

#### **Planning Commission Discussion:**

- Trew discussed concern that this could be a spot zoning

- Duncan asked about zoning and if any R-15 zoning adjacent to the property and if this area was at edge of any zoning boundaries
- Staff stated the property is zoned R-25 and is surrounded by R-25 from Alta Loma to I-65 in this area
- Duncan discussed concern with spot zoning due to zoning of the area
- Hitt agrees with other Commissioner concerns and comments
- Garrett discussed concern with a duplex at this location
- Parnell discussed agreeing with what other Commissioners have stated and concerns doesn't want area to become like Nashville
- Parnell discussed what Metro has historically done to make a determination is the number of utility meters and if property has two meters they consider it a duplex.
- Parnell asked Ledbetter about the number of meters on the property
- Ledbetter stated one meter and one service

**Motion:**

Duncan made a motion to deny the request, seconded by Trew. The motion approved unanimously. ***Roll call vote completed***

- Staff discussed a remodel not including two separate dwelling units per zoning would not be an issue
- Ledbetter discussed concern and that there are duplexes in area and would talk to staff
- Staff stated there are some non-conforming duplexes in the area but could review information provided

**ITEM#3      Avalon Gas Station and Retail Space/Klober Engineering Services:**  
**Requests site plan approval for two (2) buildings with 10,710 sq. ft. and twelve (12) fuel pumps on 2.0 acres at the intersection of Dickerson Road/Hwy 41 and Robert Cartwright Drive. Property referenced as Davidson County Tax Map/Parcel# 03300030000 and is zoned CPUD, Commercial Planned Unit Development. Property Owner: Atlanta Investment Team, LLC (9.1#02-20)**

**Item Representative:** Kyle Schneider, Klober Engineering Services

**Staff Discussion:**

- Summarized project history and previous master plan approval
- Summarized revised project design- reduction of two (2) opposite direction drive thru lanes and accessible connection between buildings

**Planning Commission Discussion:**

- Schneider discussed design changes regarding drive thru lanes and accessible design
- Trew discussed improved flow from last design asked about loading area behind building and size of loading areas

- Schneider discussed 12' x 65' areas which are sufficient due to anticipated business types and typical off hour deliveries
- Duncan discussed revised design meets what Planning Commission discussed and requested at last meeting
- Wheeler asked about ADA pedestrian connection
- Staff discussed connection between building is direct and in line with parking along the front of the buildings- previous design included access across main drive aisle then back across
- Hitt discussed revised design improvement
- Parnell discussed appreciation for revised design based on previous meeting comments
- Parnell discussed concern of turn radius and back edge of building – drive thru lane
- Parnell discussed drive thru que and asked about location of menu board proposed
- Staff discussed the city does not have a defined number of que required but typical regulations include area for 4-6 vehicles
- Schneider discussed menu board in middle of building- and that per owner business intended more of a pick-up window set up versus standard drive thru lane
- Parnell discussed limited parking and space counted included vehicles at gas pumps
- Staff discussed the design is based on this being a commercial center with anticipation of shared use and parking- since in a center design possible mixed parking- since a center design versus a stand-alone type business
- Staff confirmed parking was tight and that there are areas on the site where additional parking could be added
- Espinosa and Parnell discussed the proposed uses and possible future building use changes to building and their main concern is success of the center and don't want limitations to hurt business
- Staff discussed the issue with center would be with parking would be if the proposed new business would as example want to have one larger restaurant versus smaller sites then that would be an issue with parking so will be limited regarding future tenants
- McNeal discussed agreement with tight turn at drive thru lane
- McNeal discussed if a traffic light proposed at intersection
- Staff stated no traffic signal proposed or included with traffic study
- Staff discussed the Dry Creek master plan design was for main traffic at Dry Creek Road intersection which includes a traffic signal and several hundred feet north of this intersection
- Staff discussed would be an issue for a traffic signal with 3-way intersection and cemetery across Dickerson Road but original development was for main traffic to be on Dry Creek Road- with a Robert Cartwright Drive connection
- Garret discussed improved traffic flow with revised design
- Espinosa discussed staff stipulations:

1. TDOT Permit and TDOT written approval and deed process to accept right-of-way dedication for the sidewalk section proposed to be installed along Dickerson Road or revise sidewalk design to be within the existing right-of-way.
2. Applicant to provide recorded drainage easement and maintenance agreement from adjoining property owner as referenced above regarding extension cross the project property of the existing forty-eight (48") drainage culvert and offsite clearing, and drainage ditch installation.

-Schneider discussed stipulations and agreement in place with adjacent property owner

**Motion:** McNeal made a motion to approve the request and confirmed stipulations including requested increase drive thru lane radius, seconded by Tinnin. Motion approved 11-0 unanimously. *Roll call vote completed*

**ITEM#4**      **Associated Wholesale Grocers INC/ Lamar Johnson Collaborative:**  
**Request site plan approval for an 40,207 sq. ft. building addition on 43.12 acres at 500 S. Cartwright Street. Properties referenced as Davidson County Tax Map/Parcels# 02600008700, 02600008600, 02600009800, and 02600009900 and are zoned IG, Industrial General. (9.1# 04-20). Property Owner: Associated Wholesale Grocers, INC.**

**Item Representative:** Joel Riggs, Associated Wholesale Grocers and Design Team

**Staff Discussion:**

- Addition is five (5) percent of existing building area so consistent building design with limited square footage addition
- Revised access drives and new drive location not an issue since S. Cartwright used primarily as an industrial access road
- Altered truck drive still a good distance back from S. Cartwright/ Long Hollow Pike intersection
- Existing trailer storage area converted to an employee parking area so lighting will be needed
- Fence extension along S. Cartwright to be eight (8') feet to ten (10') feet in height no woven wire along street like with current fence section
- Coordination with Public Works about altering existing street drainage structures, restriping center turn lane on S. Cartwright and stabilized ditch area were existing drive to be removed
- Applicant to speak on how converting an existing trailer storage area for employee parking will not increase issue with tractor trailer parking around I-65- Exit 97 interchange

**Planning Commission Discussion:**

- Riggs discussed proposal is to reduce vehicles and parking with freezer addition and most of trailer storage is refrigerated and freezer so addition to remove need for trailer storage
- Riggs discussed improving access and building area with reduce trailer storage and trucks parking in area
- Riggs discussed other site improvement based on safety and separation of truck and employee walking areas
- Riggs discussed proposal will widen entrance at guard shack to get more vehicles in off-street
- Riggs discussed need for improvements before COVID-19 but now the need is greater
- Trew discussed design to reduce number of trucks a good thing
- Duncan thanked the company for maintaining flow of groceries for the community
- Hitt discussed a nice addition for a good community member
- Tinnin agree addition is good for community
- Parnell asked about if internal truck traffic flow still included or will building addition change the internal access
- Riggs discussed the internal drive connection will be maintained but will be tight maneuvering for large trucks but they have completed turn movement studies with design

- McNeal agreed good project
- Garrett discussed that AWG is an excellent corporate citizen
- Whitaker discussed improvements to improve employee safety is also improving safety for Goodlettsville citizens and stated thanks
- Espinosa read staff stipulations for project:
  - Fencing extension along S. Cartwright Street with the project not to exceed ten (10') feet and the fence to be located on AWG property. Fence not to include any woven wire at the top of the fence
  - Coordination with City's Public Works Department for altering the center traffic lane striping on S. Cartwright Street and altering the street drainage connections and stabilizing roadside area with the existing drive entrance removal
  - Employee parking area lighting type to be confirmed by staff and consistent with existing employee parking lighting

**Motion:** Garrett made a motion to approve the request, seconded by Hitt. Motion approved 11-0 unanimously. ***Roll call vote completed***

**ITEM#5**      **QuikTrip#7144/Jacobs Engineering Group, INC:** Request site plan approval for an 8,292 sq. ft. building and sixteen (16) fuel pumps on 9.17 acres on Hwy 31W/Louisville Highway. Properties referenced as Sumner County Tax Map 141, Parcels 047.00, 047.01, 048.00, and 050.00 and are zoned CG, Commercial General, Interchange Overlay (9.1# 05-20). Property Owners: Michael and Patsy Donahoe

**Item Representative:** Daniel Chambers, QuikTrip Corporation

**Staff Discussion:**

- Project will be positive for area and the I-65 exit 98 interchange
- Project includes existing developer area on four (4) lots and lot combination subdivision plat will be required
- Hwy 31W access- multiple access points now along the project street frontage proposal is for three (3) spaced evenly across project frontage with design to provide separate truck and regular car traffic
- Area includes preliminary flood maps- originally anticipating a summer 2020 adoption- new maps have reduced flood areas
- Plans presented based on preliminary maps- which is typical case but not typical for reductions in flood areas
- Stipulation to confirm effective flood maps and necessary engineer support information to meet flood ordinance requirements
- Existing site development and new site development increased storm water run-off piped to Hwy 31W drainage- will require TDOT review and approval
- Traffic study requested to determine any needed off-site turn lane or traffics signal alterations to support development
- Discussed with traffic engineer and current traffic counts not helpful so will use TDOT traffic information



- Traffic study to be reviewed by Planning Commission as stated in stipulations
- Building and gas canopy design proposal included
- Monument sign shown to be reduced to seven (7) height per sign ordinance
- Proposed high rise sign at sixty (60') height per ordinance but proposed increase from 175 sq. ft. to 229 sq. ft. which will require a zoning ordinance amendment subject to Planning Commission and City Commission approval.

### **Planning Commission Discussion:**

- Chambers discussed site development proposal and went over staff comments
- Chamber discussed proposed signage based on a fly over of the property and sign visibility study and need for clear visibility including fuel price since a very competitive market
- Duncan discussed the project is complimenting the high mast interchange lighting and will anchor the interchange
- Wheeler discussed the project will provide many possibilities for this area
- Lynn agree with other comments
- Hitt as a warehouse owner in the area- welcome them as neighbors
- Parnell stated his experience is that Quik Trip are phenomenal gas stations asked if this also intended for truck stops
- Chambers stated yes and this is the basis for site design and access points
- Parnell discussed the area shown adjacent to retail center if was an out lot
- Chambers stated yes future out lot or area for expansion
- Parnell discussed understood FEMA flood notes but asked about underground tanks and ground water design
- Chambers discussed project design including tank process
- McNeal discussed other Quik Trip sites he has seen has more landscaping feels this site is light on landscaping
- Chambers discussed could get with staff to add more if needed
- Staff discussed the street yard and parking plantings are per standard and area has large area of existing trees in open area to north side of property but would review if any additional landscaping could be installed in the front parking area
- Espinosa excited about the interchange and what this development will bring with it
- Espinosa read the staff stipulations listed below to be included with project

1. Traffic Study to determine the need for any off-site turn lane or traffic signalization alterations to be reviewed by the Planning Commission prior to any building permits being issued for the project
2. Prior to land disturbance permit issuance- the set of effective FEMA FIRM Maps will be confirmed and applicable information to be submitted meeting requirements of the City's Ordinance. A flood insurance elevation certificate for the building will be required to confirm the finish floor elevation design
3. Staff review and approval of requested revised storm water quality facilities and calculations before any land disturbance permit issuance.
4. Lot combination subdivision plat be completed and approved by the Planning Commission before site development project is completed
5. Hwy 31W Monument sign shown to be limited to seven (7) feet in height per City's Zoning Ordinance requirements.

6. The high rise sign approval as proposed at sixty (60') feet in height and 229 square feet is subject to Planning Commission and City Commission approval of Zoning Ordinance Amendment to permit increased sign area square footage– if the amendment is not approved the sign area to be limited per existing ordinance section for a maximum 175 sq. ft. sign area.

**Motion:** Trew made a motion to approve the request, seconded by Lynn. Motion approved 11-0 unanimously. *Roll call vote completed*

**ITEM#6**                      **502 N. Main/Marty Aleman: Requests approval for a fenced granite slab display area at 502 N. Main Street and 107 New Brick Church Pike. Properties are referenced as Davidson County Tax Map/Parcels# 01816003700 and 01816020200 and are zoned CSL, Commercial Services Limited. Property Owner: Sankumba Diaoune**

**Item Representative:** David Juarez, Nashville Stone

**Staff Discussion:**

- Previously met on-site to discuss with business representatives and property owner
- Zoning and location does not permit an outdoor material storage yard
- Staff discussed an accessory display area intention would be something the Planning Commission could review and the stipulations are intended to limit scale to be an accessory rather than primary use of the property

**Planning Commission Discussion:**

- Juarez discussed their business and reason for display areas for customers to see materials
- Trew discussed appearance of a display
- Duncan discussed sight distance concerns but if back per staff stipulations would not be an issue
- Wheeler asked about staff recommended landscape screen location in addition to fence
- Staff stated yes both fence and landscaping along display area sections along New Brick and Main Street
- Tinnin discussed will want to see what granite racks will be would not want to see just 2x4s
- Parnell discussed making sure the display area will not become an eyesore especially in this area of the city and the fence and landscaping key not as big issue to see a section of granite above fence
- Garrett discussed will want to see an attractive fence design and solid fence would be needed
- McNeal discussed will want to make sure not block sight distance- and would need to be far enough back for visibility
- Whitaker discussed this is a visible corner including opposite properties – concerns of just being a storage area
- Espinosa discussed some method to be presented for Planning Commission to have an idea what the display and screening would look like
- Espinosa asked about property ownership and location

- Staff discussed the corner vacant property and shopping center property are owned by different individuals and had met with applicant and corner property owner since display is on the corner property
- Staff discussed the parking pavement based on information provided is across the property line
- Juarez discussed he has talked to both property owner including the property owner he rents from in the shopping center and both owners ok with proposal
- Espinosa discussed the limited square footage of 1,000 sq. ft. versus the original proposal
- Juarez discussed a bigger area requested but could make the 1,000 sq. ft. area work
- Hitt discussed the issue of the property owner not making request
- Trew discussed some a visualization plan is needed for both granite slabs, fence, and landscaping
- Duncan discussed will need to know from property owner what happens if business relocates and could it be used by another business
- Staff stated can get the owner involved on future use- but City would have to approve future use
- Duncan discussed if display would be removed if business relocates a different issue
- Espinosa asked about the proposal in relation to City's Main Street Project
- Ellis stated with staff recommended distance off Main Street would not be an issue with Main Street Project and any issues with Main Street would have to be through the property owner only.

-Espinosa read the staff stipulations listed below to be included with project

- Area be limited in scale and size at 1,000 sq. to be classified as an accessory display area
- Area to be connected to adjacent paved park area for access
- Area to be enclosed within a maximum six (6') feet wood fence or black coated chain link fence with no woven wire at top, or maximum six (6') feet square rail aluminum fence
- Area to be screened with evergreen landscaping at twenty- four (24") inches on center along street frontage sections of fence enclosure along both Main Street and New Brick Church Pike
- Enclosed area to be a minimum twenty-five (25') feet off New Brick Church Pike right-of-way
- Enclosed area to be a minimum seventy-five (75') feet off Main Street right-of-way
- Exterior display to be contained to the enclosed display area
- Drainage for display area to be directed away from adjacent building at 508 N. Main Street.

**Motion:** Garrett made a motion to defer the request and get property owner involved and rendering of display area, seconded by Wheeler. Motion approved 11-0 unanimously. ***Roll call vote completed***

Espinosa thanked the Mr. Juarez for his patience with the meeting and their business operating in the City.

## DISCUSSION ITEM

### **RiverGate Mall Area Comprehensive Plan Amendment:**

Staff presented the draft of the amendment to define a regional center mixed use area. Staff discussed meeting with Metro Planning Staff about the Nashville Next Plan –Madison Community Area Plan and the intent for city to provide a consistent comprehensive plan for the area. Staff discussed no redevelopment plans have been presented to City staff. Intention of plan amendment is to provide a guide for any future redevelopment plans for the area.

**With no further business, the meeting adjourned at 7:10 pm.**

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Tony Espinosa, Chairman

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Addam McCormick, Planning Director